175.0	0004	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,800 /	611,800
					USE VALUE:	611,800 /	611,800
					ASSESSED:	611,800 /	611,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYLE MICHAEL G & MARIA F
Owner 2:	
Owner 3:	
Street 1:	36 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	QUALLIOTINE ARMAND G -
Owner 2:	-
Street 1:	36 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,386 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	225,700		386,100	611,800
Total Card	0.101	225,700		386,100	611,800
Total Parcel	0.101	225,700		386,100	611,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.31 | /Parcel: 398.3

Legal Description

User Acct

117377

GIS Ref

GIS Ref

Insp Date

06/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,700	0	4,386.	386,100	611,800	611,800	Year End Roll	12/18/2019
2019	101	FV	204,600	0	4,386.	380,600	585,200	585,200	Year End Roll	1/3/2019
2018	101	FV	204,600	0	4,386.	292,300	496,900	496,900	Year End Roll	12/20/2017
2017	101	FV	204,600	0	4,386.	275,800	480,400	480,400	Year End Roll	1/3/2017
2016	101	FV	204,600	0	4,386.	253,700	458,300	458,300	Year End	1/4/2016
2015	101	FV	191,500	0	4,386.	237,200	428,700	428,700	Year End Roll	12/11/2014
2014	101	FV	191,500	0	4,386.	218,400	409,900	409,900	Year End Roll	12/16/2013
2013	101	FV	191,500	0	4,386.	218,400	409,900	409,900		12/13/2012

!13659!

PRINT

Date	Time
12/11/20	03:35:03

LAST REV

Date	Time
07/30/18	12:11:18

mmcmakin

13659

USER DEFINED

Prior Id # 1:	117377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUALLIOTINE ARM	64438-446		10/30/2014		430,000	No	No		
KEAVENEY THOMAS	45568-425		7/7/2005		420,000	No	No		
	9802-65		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1535	Re-Roof	6,000					
9/16/1998	659	Manual	4,000					REROOF
5/20/1994	220	Manual	3,382					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	BS	Barbara S
3/13/2009	Inspected	372	PATRIOT
12/10/2008	Measured	336	PATRIOT
11/14/2005	MLS	MM	Mary M
10/25/2000	Hearing Chag	189	PATRIOT
12/14/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

Total AC/HA: 0.10069 | Total SF/SM: 4386 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,105 | Spl Credit | Total: 386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277317
Depreciation:	51581
Depreciated Total:	225736

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

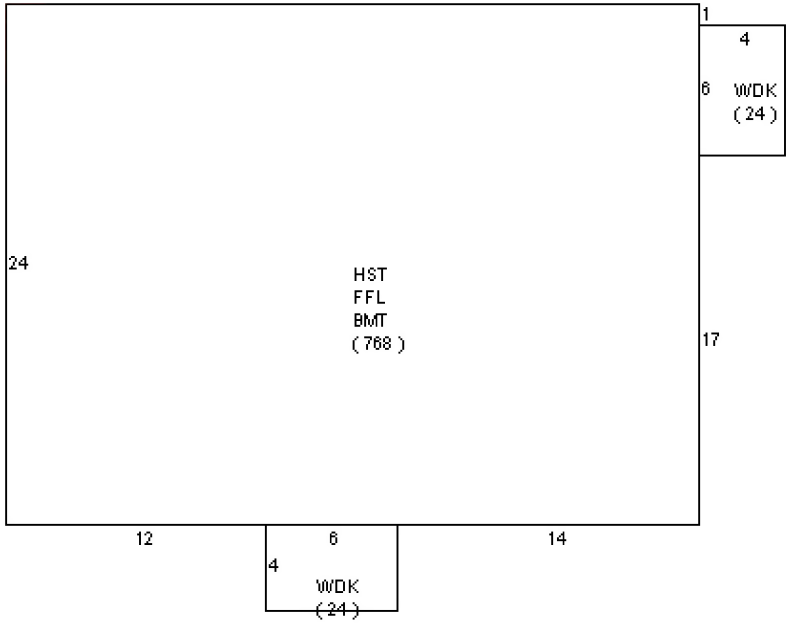
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	56.340	43,269
FFL	First Floor	768	141.740	108,853
HST	Half Story	384	141.740	54,427
WDK	Deck	48	16.000	768

Net Sketched Area:	1,968	Total:	207,317
Size Ad	1152	Gross Are	2352	FinArea	1536
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	114.68
Final Total:	225700	Val/Su SzAd	195.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	